

**SMALL OFFICE SUITES
TO LET**



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**1ST FLOOR, LONDON HOUSE, 106 HIGH STREET,
CRANLEIGH, SURREY GU6 8AJ**

In the centre of Cranleigh village

346 sq ft - 1,537 sq ft (32.71 sq m - 142.81 sq m)

All-Inclusive rents

On site parking

Shared kitchen and toilets



Owen Shipp Chartered Surveyors
Chapel House, 1-3 Chapel Street, Guildford, Surrey, GU1 3UH

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Location

The offices are on the first floor of London House, which is centrally situated on the south side of Cranleigh High Street. Cranleigh is about 10 miles from Guildford and 13 miles from Horsham.

Description

The offices have hanging fluorescent lighting, skirting trunking and electric convector heaters. There is shared use of kitchen and WCs. There is parking to the rear of the building.

Accommodation

The accommodation is approximately as follows and can be taken in separate suites or as a whole:

Suite 1	76.82 sq m	827 sq ft
Suite 2	33.38 sq m	364 sq ft
Suite 3	<u>32.71 sq m</u>	<u>346 sq ft</u>
	142.91 sq m	1,537 sq ft

Rent

- Suite 1: £1,250 pcm **inclusive**
- Suite 2: £600 pcm **inclusive**
- Suite 3: £500 pcm **inclusive**

The rents are inclusive of rent, business rates, water rates, buildings insurance and electricity. The tenant will be responsible for telephone and broadband connections.

Lease

The offices suites are available on short term leases or licences outside the Landlord & Tenant Act 1954 part II.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Energy Performance Certificate

Please refer to agent for details.



Viewing

Strictly by appointment with the sole agents:



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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